

57-281  
#219DEED OF DISTRIBUTION

024595

KNOW ALL MEN BY THESE PRESENTS, that I, David M. McCullum, of Hallowell, in the County of Kennebec, and State of Maine, the duly appointed, qualified and acting Personal Representative of the Estate of Dana J. Beaudoin, late of Waterville, in the County of Kennebec and State of Maine, deceased, as shown by the probate records of Probate Court for the County of Kennebec, and State of Maine, by the power conferred by law, and every other power, (in distribution of the estate) grants to Dany Marie Beaudoin of Waterville, County of Kennebec, and State of Maine whose mailing address is 24 Donald Street, Waterville, Maine 04901, being the person entitled to distribution, the real property in Waterville, County of Kennebec, State of Maine, described as follows:

"A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to-wit:

Lot numbered C on College Avenue Heights, according to a plan of said Heights made by Green & Wilson, C.E. in August 1921, and recorded in Kennebec County Registry of Deeds on May 8, 1927 in Plan Book 8, Page 52. This conveyance however, is made subject to the following conditions and restrictions, viz: No dwelling house is to be erected on said lot to cost less than twenty five hundred dollars; and no building is to be erected within fifteen feet of the front edge of said lot or sidewalk.

Lot C was conveyed by Lewis J. Rosenthal and Donald W. Lanigan to M.E. Kervin by deed dated March 13, 1922 and recorded in the Kennebec County Registry of Deeds in Book 606, Page 258, and at that time the College Avenue Heights Plan had not been recorded. Subsequent to the conveyance to Kervin and prior to the recording of the Plan, the lot designated "C" on said plan was designated as "T.E. Kervin". Therefore, an inspection of the plan on file in the Kennebec County Registry of Deeds in Plan Book 8 at Page 52 will contain a Lot C, but the lot is designated as "T.E. Kervin" and is, in fact, the said Lot C.

Excepting from the above premises a parcel of land conveyed by William J. Kervin to Kathleen and David Mullen by deed dated October 20, 1978 and recorded at the Kennebec County Registry of Deeds in Book 2159, Page 308.

Also another certain lot or parcel of land situated in said Waterville, and bounded and described as follows, to-wit:

Starting at an iron pin driven in the ground on the southern line of Donald Street; thence running in a southerly direction along the land now or formerly owned by Lewis Rosenthal and land now or formerly owned by Samuel Wein eighty (80) feet; thence turning at an angle to the left and running parallel with Donald Street, fifty (50) feet; thence turning at an angle to the left and running parallel with the first mentioned bound eighty (80) feet to said Donald Street; thence turning at an angle to the left and running along the southerly line of Donald Street fifty (50) feet to the point of beginning.

It is a condition of this conveyance, however, that no building or structure shall be erected on this property within five (5) feet of the driveway which comprises the westerly bound hereof.

Meaning and intending to hereby describe the same premises as conveyed to Dana J. Beaudoin by warranty deed of Timothy L. Culpovich and Donna D. Colpovich dated February 11, 1983 and recorded in the Kennebec County Registry of Deeds, Book 2541, Page 195.

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NOTE: It is believed that the eighty foot by fifty foot parcel located on the southerly side of Donald Street and described immediately above is a portion of Lot (T.E. Kervin) C and not a separate parcel of land. The above portion of Lot (T.E. Kervin) C was conveyed to the above Grantor subsequent to their receiving title to the above eighty foot by fifty foot parcel, thereby giving rise to two (2) legal descriptions, one which encompasses property described in the other.

TO HAVE AND TO HOLD the above described premises with all the privileges and appurtenances thereunto belonging, to the said Dany J. Beaudoin, her heirs and assigns, forever.

ALSO I, the said David M. McCullum, in my said capacity, do hereby covenant to and with the said Dany M. Beaudoin, her heirs and assigns, that I am the lawful Personal Representative of the intestate estate of said Decedent; that I have in all things observed for rules and directions of law relative to the selling of said estate, and that I have good right and lawful authority to sell, convey and distribute the same in manner aforesaid.

IN WITNESS WHEREOF, I have hereunto set my hand in my said capacity this 8th day of September, 1994.

Signed, Sealed and  
Delivered in presence of

Ronald M. Roy

BY

David M. McCullum

David M. McCullum, Personal  
Representative of the Estate  
of Dana J. Beaudoin

STATE OF MAINE  
KENNEBEC, SS.

September 08, 1994

Then personally appeared the above-named David M. McCullum, Personal Representative as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

Before me,

Ronald M. Roy  
Notary Public/Attorney at Law  
Ronald M. Roy

RECEIVED KENNEBEC SS.

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ATTEST: Ronald M. Roy  
REGISTER OF DEEDS